



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Kansen Chu

SUBJECT: PDC06-038 (IAC REZONING)

DATE: August 24, 2007

APPROVED:

DATE:

8/24/07

INTRODUCTION

Item 11.2 on the August 28, 2007 City Council agenda is an application for a rezoning request from Industrial Park to Planned Development to allow up to 1,900 single-family attached residential units as proposed by the Irvine Apartment Communities (IAC).

RECOMMENDATION

It is recommended that the following items be placed as conditions of approval for the said project:

- a) Install a 5-acre turnkey public park on the project site;
- b) Pay in-lieu fees for entire affordable housing obligation;
- c) Provide a financial contribution of up to \$15,000 towards the cost of the North San Jose Neighborhoods Planning Taskforce;
- d) Provide residents of the River Oaks Neighborhood Association (RONA) access and use of a clubroom for board meetings and community gatherings;
- e) Provide the community, the City of San Jose, and adjacent property owners with regular updates on the progress of the project during construction;
- f) Make a good faith effort to implement transportation opportunities with VTA and the City of San Jose to provide accommodations for shuttles and van pools and access to transit passes.

Furthermore, it is recommended that the following requirement be conditioned for the project:

- g) Sustainability: Require the use of Leadership in Energy and Environmental Design (LEED) practices to achieve credits sufficient for a LEED Silver certification;
- h) Park: In consideration of a community concern, applicant is requested to move the proposed 5 acre park to parcel 5 as indicated on page 2a of the Crescent Park Master Development Plan dated June 29, 2007.

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TASKFORCE

It is also recommended that two representatives from the North Valley Community Association (NVCA), one representative from the San Jose Chamber of Commerce, and one representative from the South Bay Labor Council be added as members to the North San Jose Neighborhoods Planning Taskforce.

SCHOOLS

While there is no formal agreement between the City and the school districts about the reports on student generation rates, the City, Redevelopment Agency, and Santa Clara Unified School District have agreed to meet on a weekly basis to identify sites and funding for future schools in North San Jose. It is also expected that Orchard Unified School District will be engaged in these discussions.

cc: Lee Price, City Clerk